MINUTES

(Audio Recording Available) BOARD OF BUILDING STANDARDS/

ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD

MEETING of NOVEMBER 8, 2012 5:30 PM - LAKEWOOD CITY HALL AUDITORIUM

A.	The Chairman called the meeting to order at 5:30 P.M.

1.	ROLL CALL MEMBERS PRESENT: Michael Fleenor Michael Molinski, Chair Carl Orban, Vice-Chair John Waddell	OTHERS PRESENT: Bryce Sylvester, Secretary, Project Specialist II Jeff Fillar, Asst. Bldg. Comm., Residential
	ion was made by Mr. Molinski, seconded by the members voting yea, the motion passed.	Mr. Fleenor, to EXCUSE the absence of Cindy Stockman.
2.	Approve the minutes of the October 11, 2	2012, 2102 meeting.
	ion was made by Mr. Orban, seconded by M the members voting yea, the motion passed.	Ir. Waddell, to APPROVE the minutes of October 11, 2012.
3.	Opening remarks.	
Mr. M	olinski waived the reading of the Opening Re	emarks.
	MARY APPROVED RD OF BUILDING STANDARDS Docket 11-111-12 - B C	1388 Riverside Drive All Covered
	() Approve () Deny () Defer	Stefanie Avety All Covered 1388 Riverside Drive Lakewood, Ohio 44107
	The applicant requests the review and applito Sections 1329.09(d)(4) and 1329.12(d). (toval of a variance for more than one business sign, pursuant Page 21)
SIGN	REVIEW	
15.	Docket 11-111-12 - S	1388 Riverside Drive All Covered
	() Approve () Deny () Defer	Stefanie Avery All Covered 1388 Riverside Drive

1388 Riverside Drive Lakewood, Ohio 44107 The applicant requests the review and approval of a signage. (Page 21)

A motion was made by Mr. Orban, seconded by Mr. Waddell, to APPROVE the Summary Approved. All of the members voting yea, the motion passed.

ARC	D BUSINESS CHITECTURAL BOARD OF REVII QUEST FOR REVISIONS	ΞW	
4.	Docket 10-135-11	С	1528 West 117th Street Dunkin' Donuts
	() Approve () Deny () Defer		Bruce Sekanick Phillips/Sekanick Architects, Inc. 142 E. Market Street Warren, Ohio 44483

The applicant requests the review and approval of revisions to architectural approval granted at the meeting of October 13, 2011. (Page 5a)

Bruce Sekanick, Phillips/Sekanick Architects, Inc., applicant was present to explain the request. The patio furniture would be three freestanding tables with umbrellas sans logos and placed on a 12 foot x 27 foot concrete pad that matched the sidewalk material. The original landscaping material would remain, and the outdoor seating did not affect the number of required parking spaces. Mr. Fleenor asked if landscaping would be around the monument sign; Mr. Sekanick replied he did not remember the specifics, but compliance with past approvals would be upheld.

Mr. Molinski closed public comment as there was none. Mr. Sylvester reported that the Planning Commission granted approval for Conditional Use Outdoor Dining at the previous week's meeting.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the revisions as submitted. All of the members voting yea, the motion passed.

DEFERRED FROM OCTOBER

6.	Docket 10-106-12	R	17611 Narragansett Avenue
	() Approve () Deny () Defer		Stephen Martin 17607 Narragansett Avenue Lakewood, Ohio 44107

The applicant requests the review and approval to install a fence on a consolidated parcel. This item was deferred from the meeting of October 11, 2012. (Page 18)

Mr. Molinski advised the public that the applicant had requested a deferral until the next meeting. He recognized there were members of the public present to express their views and welcomed their comments.

Mike Barner, 17612 Riverside Drive, lived directly behind the subject property. Mr. Barner said the applicant had a pile of debris at the back of the property that emitted a foul odor, and his relationship with Mr. Barner was one of hostility. Mr. Barner feared the now vacant lot would become a trash dump or a playground. Mr. Barner asked that any approval by the Board be specific and enforceable.

Greg Kronstain, 17617 Nartagansett Avenue, hoped the applicant's fence and landscaping plan would blend with the neighborhood; his fear was there would be a wood fence parallel to the public walk set to the face of the house.

Mr. Fillar stated they were invited to speak at the next meeting when Mr. Martin presented his case.

A motion was made by Mr. Molioski, seconded by Mr. Orban, to DEFER the application until the meeting of December 13, 2012. All of the members voting yea, the motion passed.

4. Docket 06-51-12 R 2058 Mats Avenue
 () Approve Ubadh Nemeh
 () Deny 2058 Mars Avenue
 () Defer Lakewood, Ohio 44107

The applicant requests the review and approval of a partial front porch enclosure that was completed without approval. This item was deferred from the meeting of October 11, 2012. (Page 15)

Aref Shafik, a designer and contractor representing the applicant, was present to explain the revisions to the plans presented to the pre-review meeting of November 1st. The proposed vinyl material was changed to aluminum, an awning window would be installed in the front to provide ventilation, and a middle pillar was added for balance. The color of the aluminum framing would be white. Mr. Shafik asked about a time frame; the price quotes be received for the materials were high, and he needed time to get better pricing. Mr. Fillar said as long as work begins within 90 days of obtaining the permit from the Building Department, bit could be up to 18 months with a Division of Building's extension. Mr. Fleenor noted the word "vinyl" was on the rendering instead of "aluminum".

Mr. Molinski closed public comment as there was none. Mr. Sylvester sought clarification about the step material. Although the drawing showed brick steps, the existing composite material steps were not being replaced.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the application as revised with the stipulation that the aluminum color be white. All of the members voting yea, the motion passed.

5 Docket 08-79-12 R 13475 Cliff Drive
(a new address)

() Approve Mark Reinhold
() Deny Architect
() Defer 1120 Forest Road
Lakewood, Ohio 44107

The applicant requests the review and approval of construction drawings for a new house. This item was deferred from the meeting of October 11, 2012. (Page 16)

Mr. Sylvester stated the applicant requested a deferral to the next meeting. Approval had been granted at the Board of Zoning Appeals meeting on October 15, 2012 and needed to complete the drawings in time for the pre-review meeting of December 6, 2012.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the application until the meeting of December 13, 2012. All of the members voting yea, the motion passed.

7.	Docket 10-107-12	C	1538 West 117th Street Shell Gas Station	
	() Арргоус		Chris Bluc	
	() Deny () Defer		Morand-Architects-Inc.	Craig M. Dixon & Associates Architects, Inc.
			24551 Detroit Road, # 2	29635 Detroit Road
			Westlake, Ohio 44145	

The applicant requests the review and approval of a new gas station mini-mart. This item was deferred from the meeting of October 11, 2012. (Page 19)

Chris Blue, Craig M. Dixon Architects, 29635 Detroit Road, Westlake, was present to explain the revisions from last month's presentation. The jumble brick was changed to standard brick, a window was added to the Franklin Avenue side, to remove the white trim along the roof line and the white vinyl siding, vision glass with closed venetian blinds on the lower portion would be used on the Franklin side, two down lights had been added under the new canopy, two wall pack lights would be on the rear of the building, the tree selection would be for two, three inch caliber Cleveland Pears on the Franklin side, to provide a six foot high fence at the trash enclosure, to close one entry on Franklin, to restore the tree lawn, to remove the curb cuts on Franklin at the existing houses, to add landscaping and 36 inch high brick piers on Franklin and West 117th, to remove the guardrail along the Dunkin' Donuts side, to paint the existing utility building to match the lighter color brick, to reduce the yellow color on the existing canopy by adding a white trim detail at the top of the canopy, to add brick to the existing canopy columns, stamped concrete on Franklin, to provide an eight foot high board-on board fence on the residential side, and to turn the board on-board fence into the building on Franklin. As the interior design was still in the planning stage, a final decision about the other window was pending; it might result in being a full vision glass. The remaining windows would also be full vision with closed venetian blinds. The signage package would be presented under a separate application; the brick recessed area was for signage.

Mr. Molinski closed public comment as there was none. Mr. Sylvester said the evolution of the building design and site plan was one which ultimately enhanced the gateway corner of Franklin Avenue and West 117th Street.

Paramjit Singh, property owner, said construction would begin soon.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application as revised. All of the members voting yea, the motion passed.

SIGN REVIEW

8.	Docket 07-65-12 - S	12906 Madison Avenue Barocco Grill
	() Approve	Charles McGettrick
	() Deny	Architects, C.A. McGettrick, LLC
	() Defer	14551 Madison Avenue
	* /	Lakewood Ohio 44107

The applicant requests the review and approval of a new wall sign. This item was deferred from the meeting of October 11, 2012. (Page 17)

Mr. Sylvester spoke with Charles McGettrick, applicant, who requested to withdraw the item and resubmit at a later date. No action or vote was taken by the Board.

	BUSINESS HITECTURAL BOARD OF	REVIEW		
11.	Docket 11-112-12	R	1578 Coutant Avenue	
	() Approve () Deny () Defer		John Salim 11914 Detroit Avenue Lakewood, Ohio 44107	

The applicant requests the review and approval to remove a screened porch and install railings. (Page 28)

John Salim, 5412 Columbia Road, North Olmsted, property owner and applicant, was present to explain the request. He acquired the property last winter and had made extensive interior repairs. He removed the enclosed porch and installed railings; the enclosed porch was not original to the structure. Mr. Molinski said the railing was the type used on a rear deck and requested modifications to emulate the original. Mr. Fillar said the tails did not pass the residential code of the state; the lower rail was too high, and some spindles were spaced too wide apart from each other. Mr. Fleenor suggested the use of a turn spindle. Mr. Orban told Mr. Salim to work closely with the Division of Housing and Building.

Mr. Sylvester said that Mr. Salim was not required to pull another permit for the spindles but asked him to please keep in contact with the Division of Housing and Building while doing the work. When asked about a time frame, Mr. Salim said the work would be done on Tuesday, November 13, 2012.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE with the following stipulations:

- 1. Replace the spindles with turned spindles, and
- To use a true bottom rail.

All of the members voting yea, the motion passed.

13.	Docket 11-114-12	R	13607 Merl Avenuc
	() Approve () Deny () Defer		William R. Macko 13607 Merl Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of a front stoop. (Page 57)

Dennis Macko, son of the applicant, was present to explain the request. The existing step risers and poured concrete top were crumbling and needed to be replaced. The proposal was to replace them with a wooden and composite structure with rails encompassing an area of about 16 feet wide by 10 feet deep; the proposed had been increased by about four feet deep (to the edge of the flower bed) and four feet on each side from the existing. Mr. Molinski said the proposed design and materials were used as a deck at the rear of a house typically. Mr. Molinski said the style of the home (built in 1971) did not lend itself to a porch. Mr. Fleenor wanted to see the surrounding homes. Mr. Orban said the removal of a masonry structure being replaced with a wooden one, the introduction of lattice work facing the street (not period to the home), and the rail system did not work; one of the finer features of the home was the existing masonry. Mr. Macko said concrete repairs had been done ten years ago and did not last. The Board offered some suggestions about metal railings, height, masonry piers, and etc. They wanted to see revised, detailed drawings.

Mr. Sylvester suggested that Mr. Macko bring the requested information to the pre-review meeting of December 6, 2012.

A motion was made by Mt. Molinski, seconded by Otban, to **DEFER** the application until the meeting of December 13, 2012.

14.	Docket 11-116-12	R	1237 Chase Avenue
	() Approve () Deny () Defer		Andrew Zucca 1237 Chase Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of an alternative porch rail design. (Page 69)

Mr. Sylvester stated the applicant requested a deferral to the next meeting.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** the application until the meeting of December 13, 2012. All of the members voting yea, the motion passed.

12.	Docket 11-113-12	C 15100 Detroit Av Marjorie Buildii	
	() Approve () Deny () Defer	Robert Blatchford Blatchford Archit 12429 Cedar Roa Cleveland Height	tects d, Studio 10

The applicant requests the review and approval of exterior renovations. (Page 32)

David J. Maniet, Jr., Blatchford Architects was present to explain the request. It was a multi-phase renovation beginning with phase 1; it included renovation of the apartments on the west end of the building, bringing the front sidewalk to code, to install bike racks, and trim, feed, and maintain the front trees. Regarding the renovation to the west side of the building, the exterior doors would be replaced with a new pair of doors on the balcony level and install a screening wall between the two west units. Phase 2 would include the east end apartments, Phase 3 would be the major renovations of the first floor commercial units, and Phase 4 would be for renovation of the garage. The evening's request was for Phase 1 only. The Board did not mind the project was in phases but wanted to hear more about Phase 3 as it was of most importance to it.

Phase 3 was the storefront renovation. The T-111 would be removed, the existing brick would be rejuvenated, replace the glass storefront windows with clear glass, and a replace the existing base with a black base of durable material. The thicker transom bars behind the T-111would remain. The signage package would include awnings to anchor the two end tenants; the Exchange and The Root Café, and a final package was forthcoming. The middle three tenants would have projecting signs. ADA accessibility would be included for all the stores, and the brick columns would be restored. When asked about the exterior doors, he said they would be replaced with metal ones with glass windows; wider and thicker base, and would match the mullions. The separation walls of the upper level living spaces facing the street would be constructed in a matching brick, behind the existing columns, and to the sidewalk. The proposed patio west of the Root Café was for the future and not considered in any of the phases. The second floor doors would be painted brown to match the framing. Discussion ensued about the Root Café's existing doors and the proposed colors. Mr. Maniet said they wanted a durable material; one that would not be adversely affected by the weather, salt, and etc. He continued they were experiencing problems already with the current doors. The set of the glass was yet to be decided.

Mr. Molinski closed public comment as there was none. Mr. Sylvester said it was a thoughtful design. The signage and awning package was separate and requested them to be detailed when submitted. He requested cut sheets for the proposed doors. The Honey Locust trees were on City property, and the trees could be replaced with something such as three inch caliper Cleveland Pear. The patio would not be included in the proposal. They needed to provide a rendering of the proposed renovation with the correct colors (not the current black against a white building). They needed to provide details about the windows; the full detailed storefront system and the exact detail of the glass. The Board could not approve Phase 1 until they had cut sheets for colors, materials, and etc. The applicant was requested to appear at the pre-review meeting on December 6, 2012.

A motion was made by Mr. Moliuski, seconded by Mr. Fleenor, to **DEFER** the application until the meeting of December 13, 2012. All of the members voting yea, the motion passed.

Mr. Fillar said ADA rules were changing at the beginning of the year and advised the applicant to meet with Bob Apanasewicz, Assistant Building Commissioner, Commercial Division.

SIGN REVIEW

16. Docket 10-115-12 11-115-12 15208 Madison Avenue That's Nuts
 () Approve Meilio Bakich
 () Deny That's Nuts
 () Defet 15208 Madison Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of a painted sign on an existing sign panel and a painted logo in the window. (Page 62)

Meilio Bakich, applicant, was present to explain the request. The dimension of the proposed sign logo was two feet high by six feet wide (2' x 6') and would be painted to cover the cuttent signage. The dimension of the window sign would be six square feet (15% of the 40 square foot window); the latex painted sign would be applied from the inside and back painted. There would be some display shelving in the window.

Mr. Molinski closed public comment as there was none. There were no comments from the administrative staff.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the application with the following stipulations:

- 1. The That's Nots sign is painted over the existing La Bella signage, and
- 2. The atomic peanut graphic in the window will be limited to six (6) square feet. All of the members voting yea, the motion passed.

17.	Docket 10-117-12 11-117-12	12118 Madison Avenue ProCode Construction
	() Approve	Michael Delmonico
	() Deny	ProCode Construction LLC
	() Defer	2116 Wascana Avenue
	•	Lakewood, Ohio 44107

The applicant requests the review and approval of a wall sign. (Page 77)

Michael Delmonico, applicant, was present to explain the request. The signage would be above the storefront windows and vinyl signs inside the windows. The sign above the storefront windows would be constructed of wood, treated with weather proofing material, wrapped in a corrugated plastic, and trimmed with vinyl. The vinyl signs in the interior of the window with the dark background would be removable for change of verbiage. The two white signs in the lower windows were vinyl corrugated plastic; they were not permanently fixed, he wanted signage on the door, and the sign above the door was to cover unattractive wood. The building had a plethora of code violations; tuck pointing and other work needed to be done before the sign above the windows could be installed. In the meantime, he needed to put signage in the windows. The Board questioned the size of the window signs as dimensions were not indicated and felt the door sign was too large and uninviting. Mr. Fleenor suggested using the four dark signs alone and to open the shades to allow viewing of product displays, such as what was used at Lakewood Hardware. Mr. Delmonico said he would like to keep the sign above the windows and the four dark signs in the windows; he would not have the door sign, the sign above the door, or the white temporary signs in the windows.

Mr. Molinski closed public comment as there was none. There were no comments from the administrative staff.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the application with the following stipulations:

There was to be no sign on the door, and

There would be no temporary (leaning) signs in the windows.

All of the members voting yea, the motion passed.

Docket 10-109-12

17796 Detroit Avenue Webb Food Mart

() Approve	Elias Semaan
() Deny	Webb Food Mart LLC
() Defer	17796 Detroit Avenue
CANADO STOCKESONS	Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign. This item was deferred from the meeting of October 11, 2012. (Page 20)

Illias Semaan, applicant, was not present. Mr. Sylvester stated he spoke with Mr. Illias the previous week, and he made no indication that he would not be in attendance. As this was an important street corner that was in need of work, Mr. Sylvester requested a deferral.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** the application to the meeting of December 13, 2012. All of the members voting yea, the motion passed.

RULES AND REGULATIONS

Article II, Section A – Regular Meeting currently reads:

The regular meeting of the Board shall be held monthly on the second Monday of each month at city hall, City of Lakewood, at 5:30 p.m.

The proposed change:

The regular meeting of the Board shall be held monthly on the second Monday Thursday of each month at city hall, City of Lakewood, at 5:30 p.m.

Article II, Section C - Pre-Meeting (Work Sessions for Board Members) currently reads:

Pre-meetings of the Board shall be held monthly on the first Monday of each month at city hall, City of Lakewood, at 4:00 p.m. The Board and Building Department personnel shall attend the pre-meeting for the purpose of reviewing the docket items. Pre-meetings are open to the public. During this administrative work session, the Board members may ask questions of the applicants and/or their legal representatives, if present. Any other comments from the applicants, their legal representatives or the general public shall be reserved until the regular meeting of the Board.

The proposed change:

Pre-meetings of the Board shall be held monthly on the first Monday seven (7) days prior to the regular meeting of each month at city hall, City of Lakewood, at 4:00 p.m. The Board and Building Department personnel shall attend the pre-meeting for the purpose of reviewing the docket items. Pre-meetings are open to the public. During this administrative work session, the Board members may ask questions of the applicants and/or their legal representatives, if present. Any other comments from the applicants, their legal representatives or the general public shall be reserved until the regular meeting of the Board.

Article III, Section A - Application Procedures currently reads:

I. Any appeal or application to the Board of Building Standards and Building Appeals, in accordance with the City Charter, brought to the attention of the Secretary of the Board prior to noon thirteen and one-half (13½) days preceding the next regular meeting of the Board shall be placed upon the docket for that meeting.

The proposed change:

I. Any appeal or application to the Board of Building Standards and Building Appeals, in accordance with the City Charter, brought to the attention of the Secretary of the Board prior to noon thirteen fourteen and one-half (1314½) days preceding the next regular meeting of the Board shall be placed upon the docket for that meeting.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the revisions as submitted. All of the members voting yea, the motion passed.

19. ADJOURN.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **ADJORN** the meeting at 7:05 P.M. All of the members voting yea, the motion passed.

Signature AMA

17/15/2012 Date





Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:
1. BRUCE SEKAUICIC	Modern Commence of the Commenc
2 MIKK BANNA (Mysom
. Quea KRONSTAIN	LNCQ
4 AMEF. SHARK	AS
s. www	the
& CHRIS BLUE	Clibe
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& John Solm JUHAISAY	
2. Dennis macke	Denni marka
10. David J Mariet Dr	Dan Mit
11. Utilo Deluon co	The state of
Prepared by: The City of Lakewood Law Departmen	at, 12650 Detroit Avc., Lakewood, Ohio 44107
FOR CITY USE (
Lakewood Administrative Procedure: ABR/BBS/Sign Income Tax Appeals Loan Approval Nuisance Abater	Citizens Advisory Civil Service Dangerous Dog
Date of Proceeding: Thursday, Xlove	

Schwarz, Johanna

From:

Fillar, Jeff

Sent:

Wednesday, November 07, 2012 9:43 AM

To:

Schwarz, Johanna; Sylvester, Bryce

Cc:

Siley, Dru

Subject:

FW: 1237 Chase Ave Architectural Review Deferral Request

From: Andy Zucca [mailto:andy.zucca@granexindustries.com]

Sent: Wednesday, November 07, 2012 9:27 AM

To: Fillar, Jeff

Subject: 1237 Chase Ave Architectural Review Deferral Request

Jeff,

Please reschedule my meeting concerning the porch railing design proposal for 1237 Chase Ave. to December 13th, 2012. Thank you for your help.

Sincerely,

Andy Zucca Regional Sales Manager Cell: 216-856-9274

32400 Aurora Road Solon, Ohio 44139 440-248-4915-office 440-248-4917-fax www.granexindustries.com www.eterniaguartz.com





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November 8, 2012

Dru Siloy - Secretary City of Lakewood Sign Review Board City of Lakewood 12650 Detroit Avenue Lakewood, OH 44107

RE: November 8, 2012 Architectural Board of Review Meeting Proposed Façade Modifications 15100 Detroit Avenue - Marjoric Building

Mr. Siley,

Herein, the LakewoodAlive Downtown Lakewood Design Committee respectfully submits the following support, suggestions, and questions on the above referenced subject. We applied the efforts and plans of the new owners of the Marjorie Building and welcome the improvement to our growing downtown.

The use of awnings to anchor the building we believe is a good fit. Although, perhaps open-ended awnings should be considered, especially considering the close distance from the corners of the buildings to the awning edges. Additionally, the awning height should be scrutinized, as the awnings are currently shown extending to just below the second floor windows. Perhaps the awnings should just extend to above the transom.

It is unclear what material will be used to replace the T-111 in the bulkheads below the storefront windows. Perhaps HardieBoard or a similar paintable comentitious material could be utilized. Additionally, the removal of the T-111 from the transons in applauded. Where transom windows will be installed in the interior bays, will the storefront system used for the proposed new framing be hefty like the existing material? It is difficult to decipher from the drawings.

The current storefront windows are set a few inches back from the front façade and provide some visual relief. We would request that consideration be given for the new storefront system to provide the same relief so as they are not flush with the front façade.

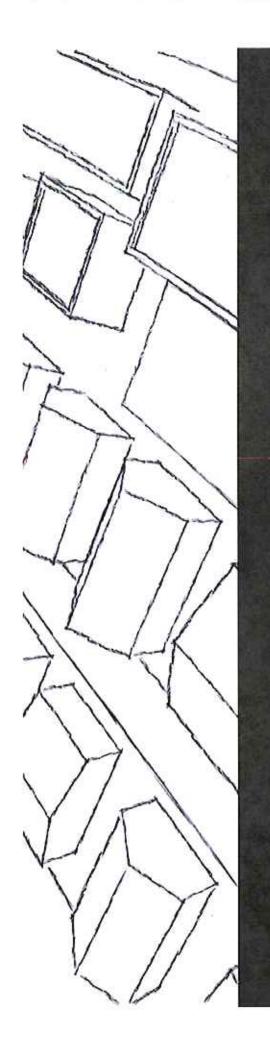
Although it is hopeful that the mastic used to apply the T-111 can be removed with case, in the event that it is unable to be appropriately removed, can a backup plan be developed?

It appears that a wall will be constructed to separate a portion of the second floor balcony. The plans do not depict height or composition of the wall. The design and materials used for the wall are very important.

The signage proposed for the tenants we feel is complimentary and appropriate for the setting and the building. Perhaps subtle external illumination of the signage could be considered. We thank the applicant for a very well thought-out proposal and look forward to their investment in Downtown Lakewood.

Sincerely,

lan Andrews Executive Director - LakewoodAlive



Board of Building Standards

Architectural Board of Review

Sign Review Board

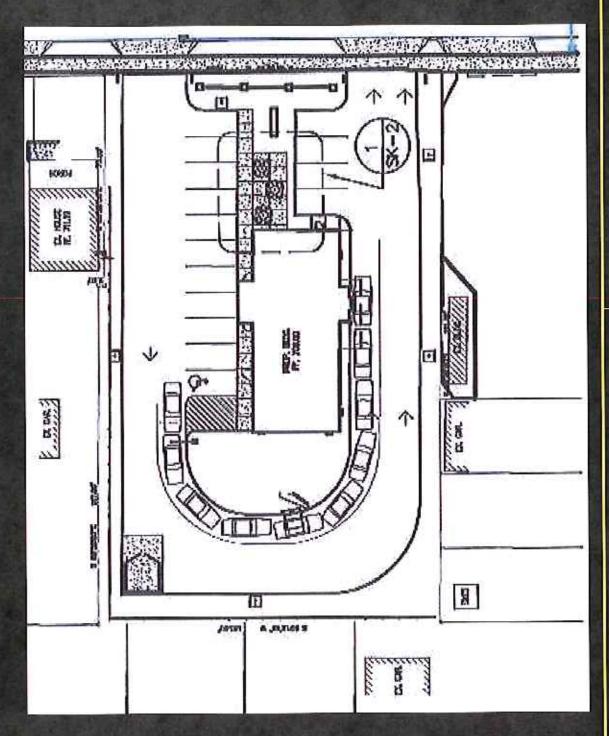
November 2012





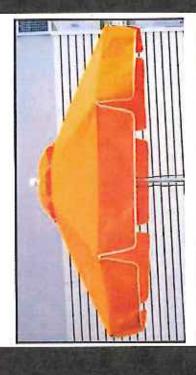


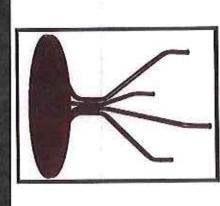
1528 West 117th Street Dunkin' Donuts



1528 West 117th Street Dunkin' Donuts

PATIO UMBRELLA- ORANGE





MODEL# CAPRI 52-8036 DINING HEIGHT IN BRONZE 36" DIMMERIA 29.5" OVERAL HEIGHT WITH UMBERIA HOLE

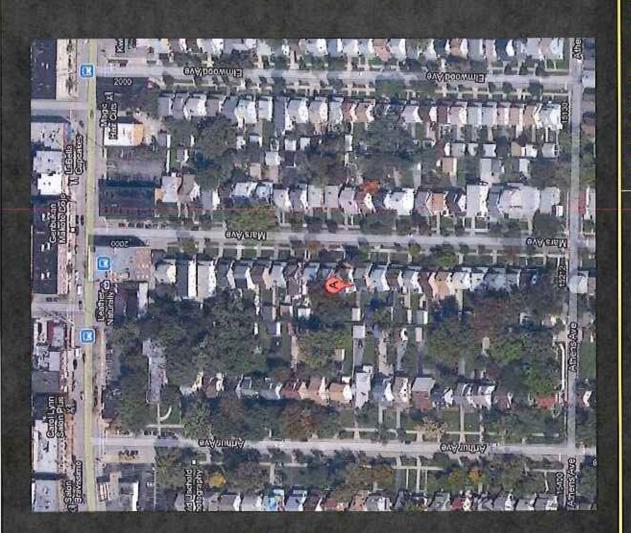
1528 West 117th Street

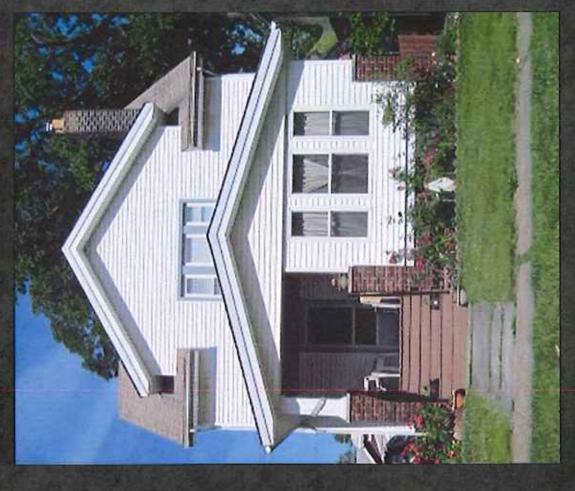
Dunkin' Donuts

Model#52-1800 DD-RIALTO-SIDE CHAIR BRONZE

Очелым, Пензит 34" Очелым, Width 23" Очелым, Dreyh 24,5"

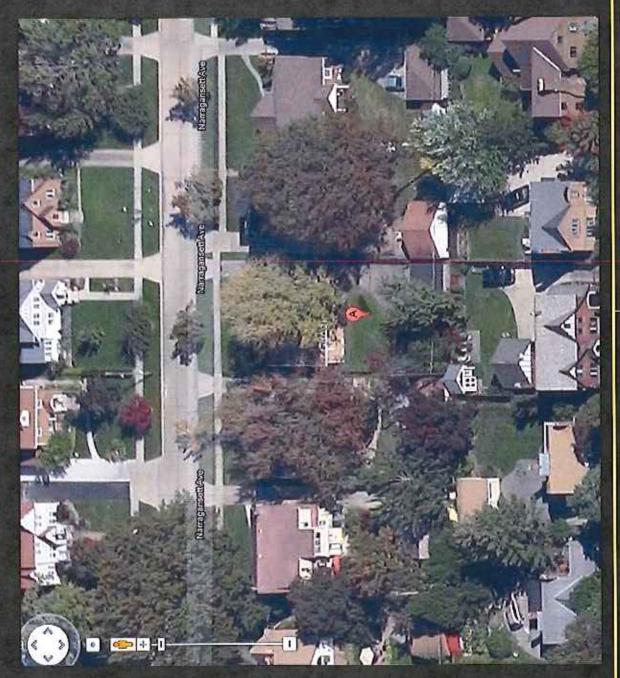
ABR November 2012







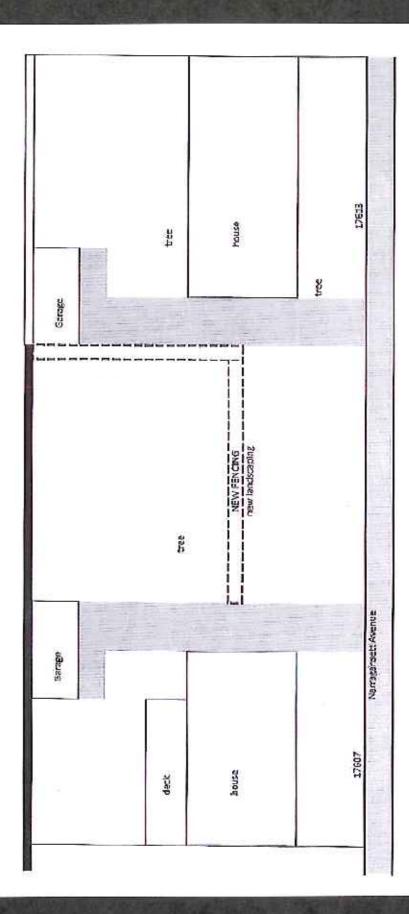
2058 Mars Avenue Before and After Renovation

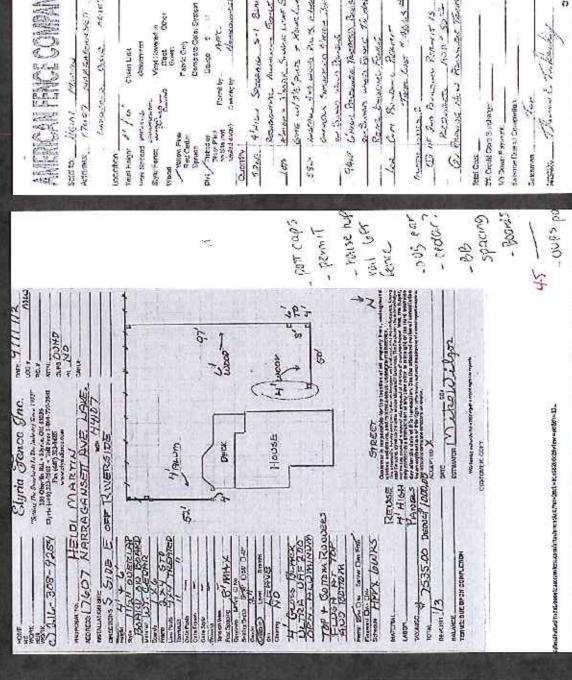






ABR November 2012





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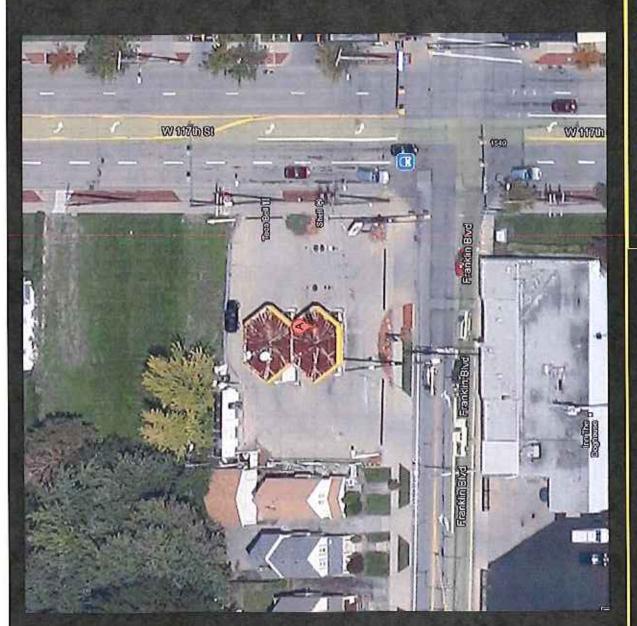
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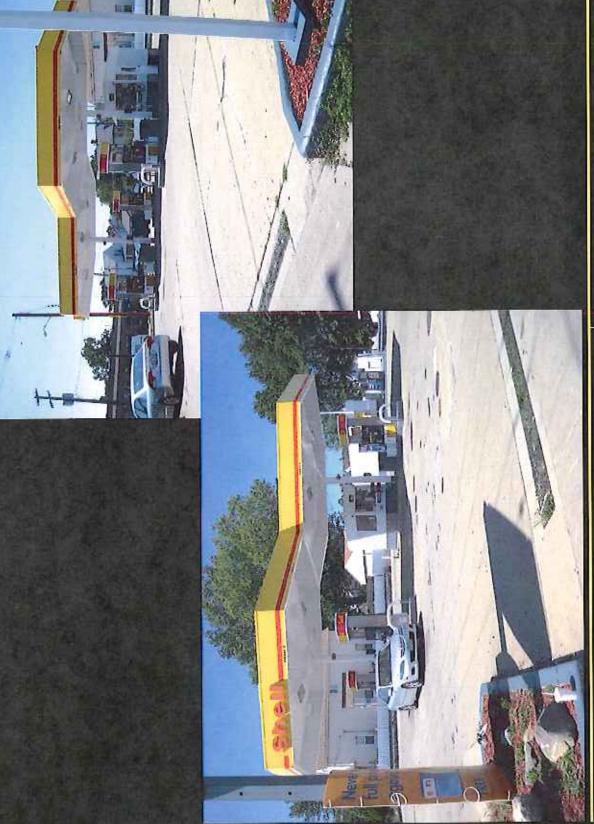
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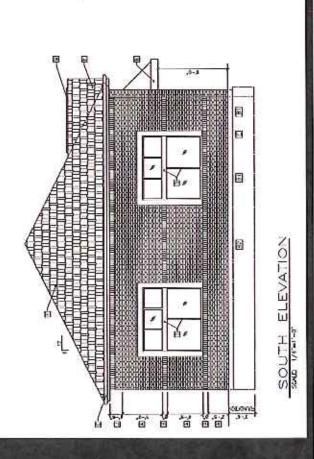
1538 West 117th Street Shell Gas Station Mini-Mart



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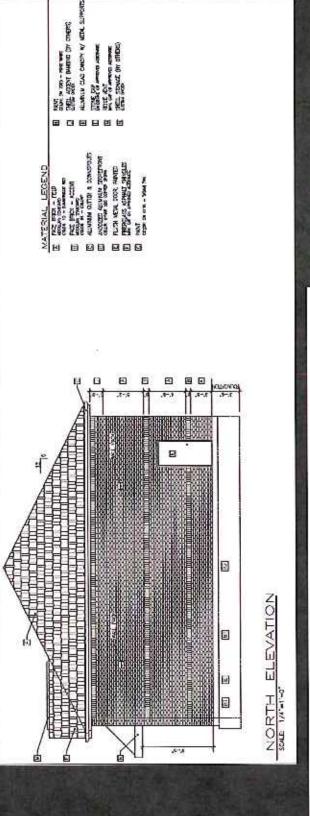
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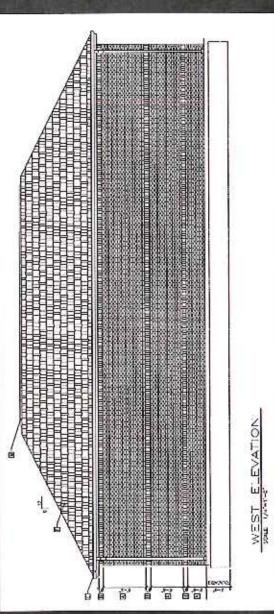


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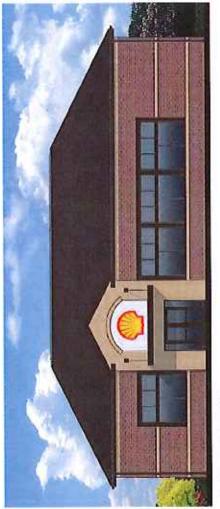
EAST ELEVATION

1538 West 117th Street Shell Gas Station Mini-Mart





1538 West 117th Street Shell Gas Station Mini-Mart



NORTH PLEVATION

EAST ELEVATION



SOUTH ELEVATION

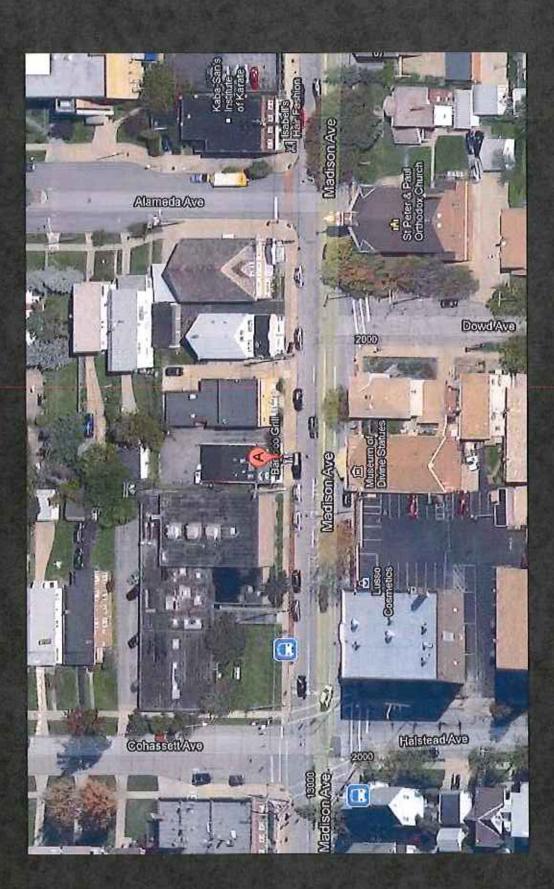
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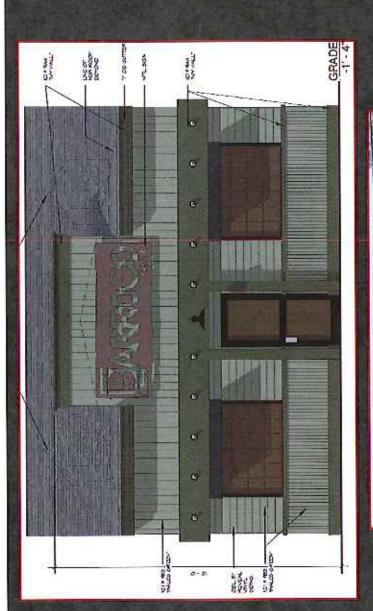


WEST ELEVATION

Morand Architects 24551 Detroit Road #2 Westlake, Ohio 44145 p:440.835.5200 f:440.835.528

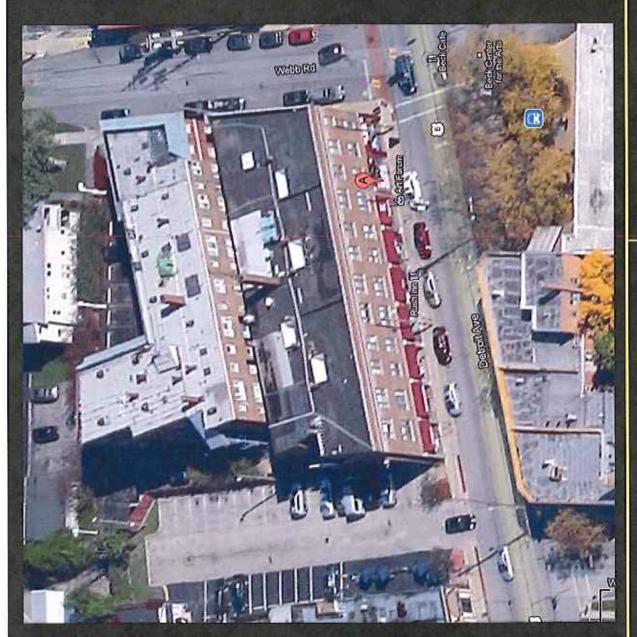
1538 West 117th Street Shell Gas Station Mini-Mart



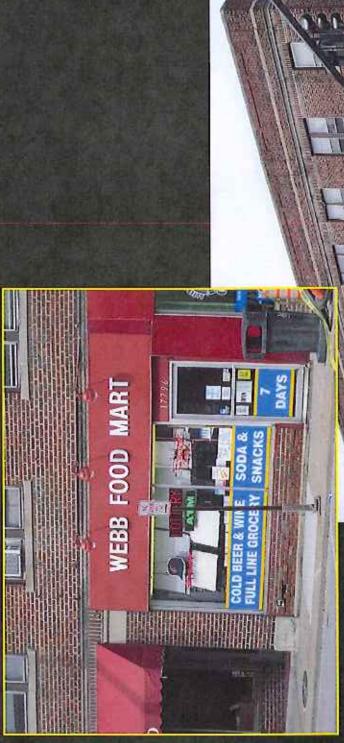




12906 Madison Avenue Barocco Grill



17796 Detroit Avenue Webb Food Mart





17796 Detroit Avenue Webb Food Mart



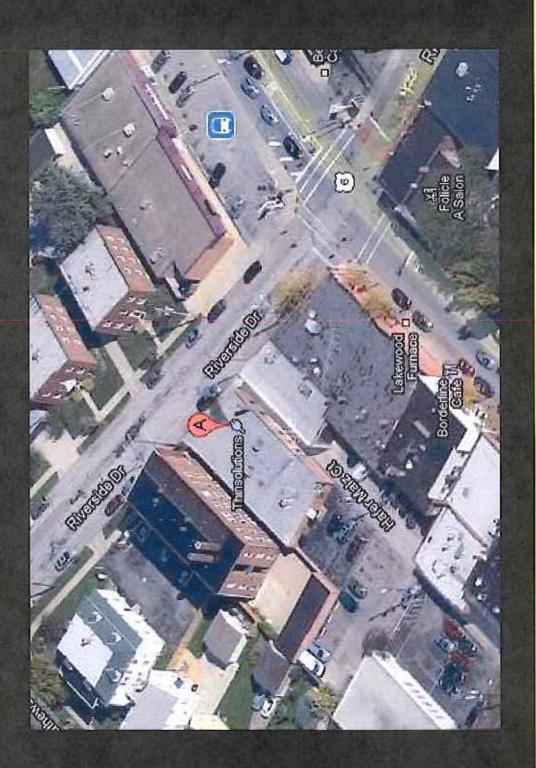
36" SCROLL BRACKET
30" X 40"
1/2 MDO WOOD SIGN
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2 SIDED

7 DATE 30

216, 260 16.6 SOFT TOTAL 221, 261 HAX. ALLOWABLE 19, EFFT

17796 Detroit Avenue Webb Food Mart

ABR November 2012



1388 Riverside Drive All Covered



1388 Riverside Drive All Covered

All Covered
T SERVICES FROM KONICA MINDUTA

All Covered

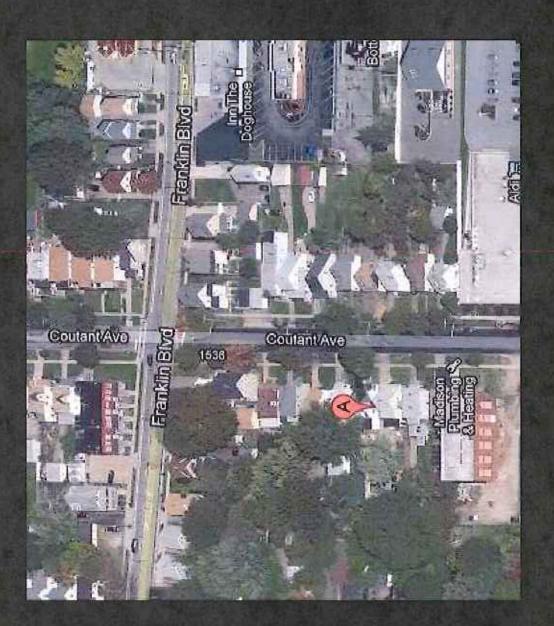
3" x 12"

ALL COVERED IT SERVICES FROM KONICA MINOLIA

1388 Riverside Drive All Covered

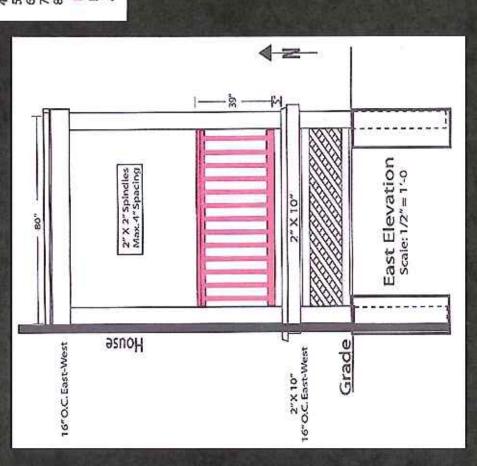
ABR November 2012

1388 Riverside Drive All Covered





1578 Coutant Avenue



GENERAL DESCRIPTION

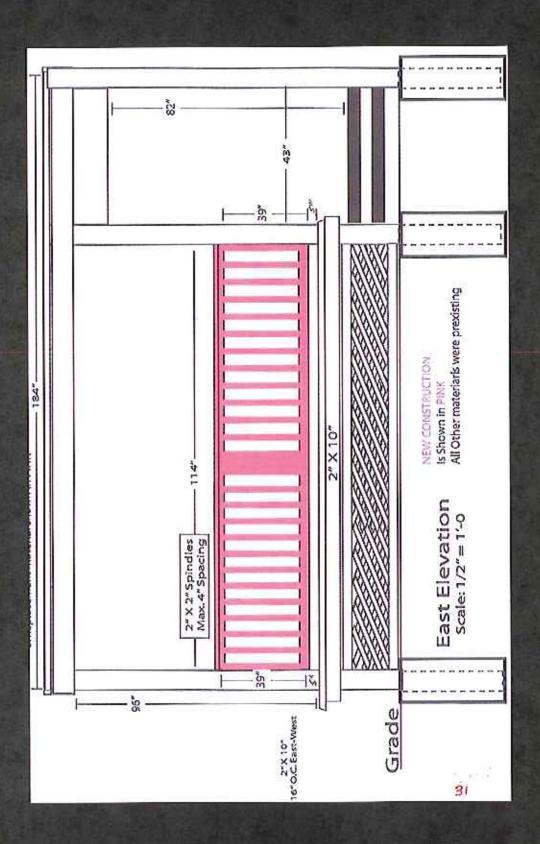
- 1:Removed Old Storm Windows and Storm Door from front porch 2: The original 4X 4 Posts and footers are still in place and have not been disturbed.
 - - 4: No Change to doorway size.

- 5: Original Floor remains in place No Change 6: No Change to porch ceiling. 7: Lattice was removed and replaced same size as before.
 - 8: Replacement material shown in PINK

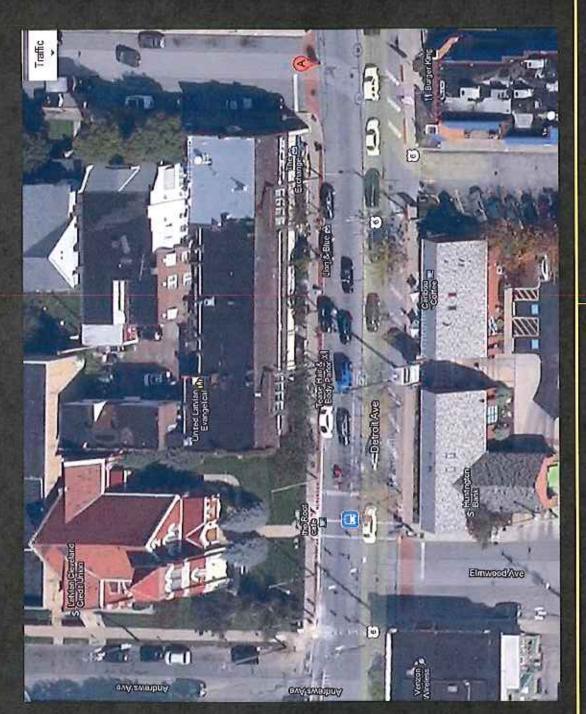
NEW CONSTRUCTION

- Is Shown in PINK
- All Other materials were prexisting

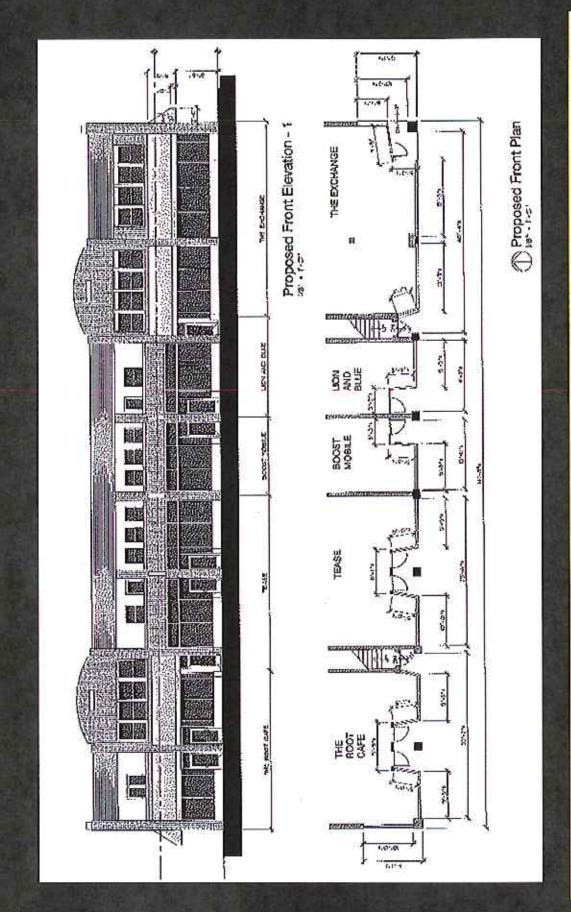
1578 Coutant Avenue

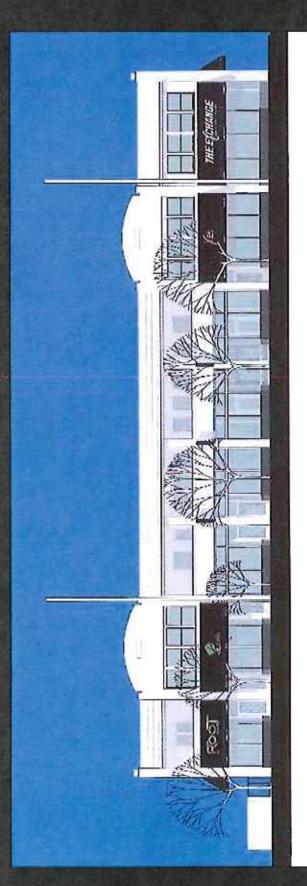


1578 Coutant Avenue





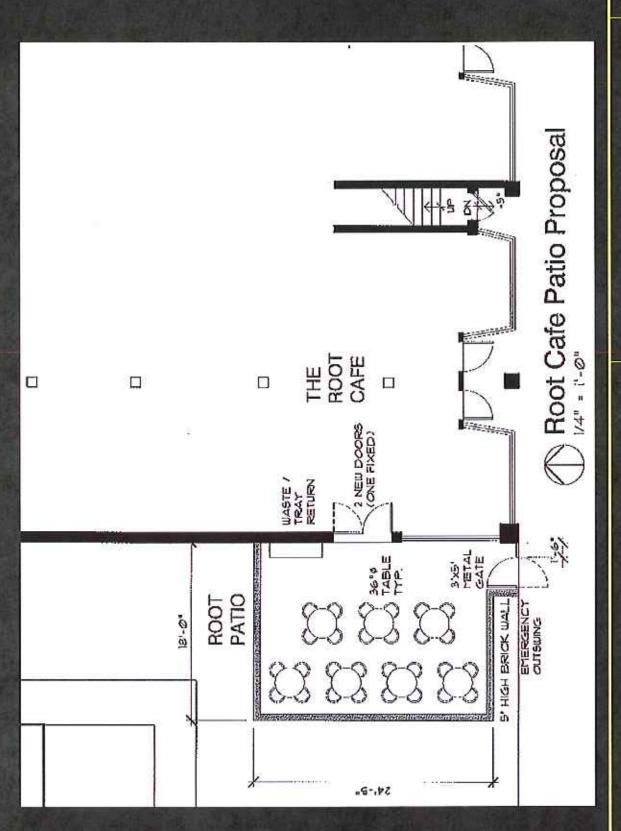




Proposed Front Elevation - 1

ABR November 2012

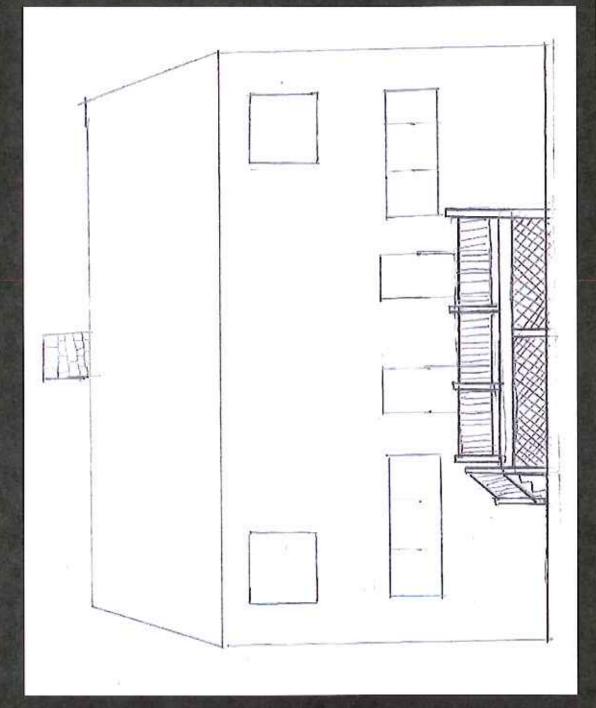




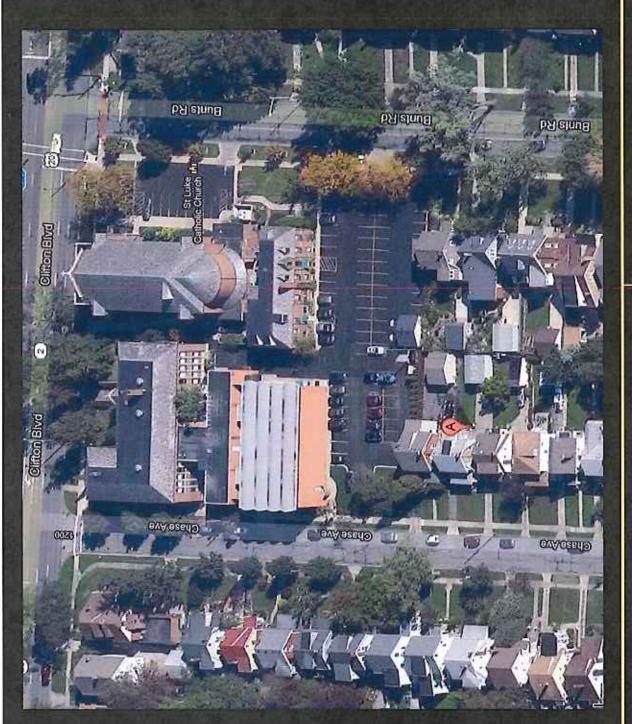




13607 Merl Avenue



13607 Merl Avenue





1237 Chase Avenue



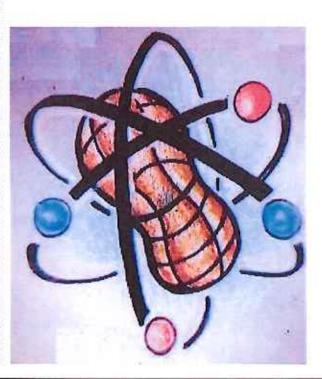
15208 Madison Avenue That's Nuts



15208 Madison That's Nuts

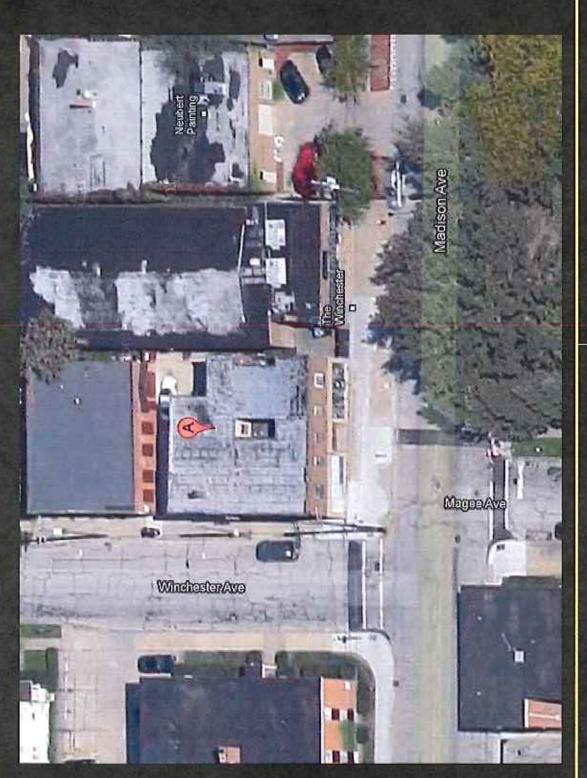


LOGO FOR ABOVE STORE WILL BE PAINTED OVER EXISTING SIGN AND DONE IN EXTERIOR LATEX PAINT (6ft x 2ft.)



PEANUT LOGO TO BE PAINTED ON FRONT WINDOW (FROM INSIDE) AND DONE IN LATEX AND/OR ACRYLIC PAINT (WINDOW SIZE IS 97.8in x 59in)

15208 Madison Avenue That's Nuts



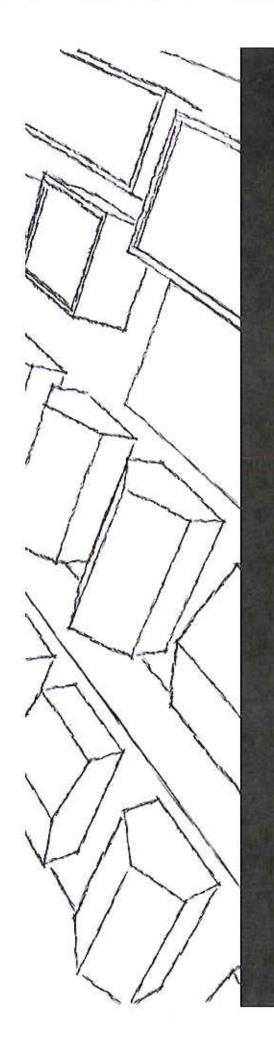
12118 Madison Avenue ProCode Construction



12118 Madison Avenue ProCode Construction



12118 Madison Avenue ProCode Construction



Board of Building Standards

Architectural Board of Review Sign Review Board

November 2012



